



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: September 19, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Bob Jefferson, John Maher, Mike Rademacher, Peter Martini, Brett Lambert, Jim Feeney, Rob Behrent, Paul Schlichtman

Absent: Allen Reedy

Guests: Josh Sydney, David Steeves

Vice Chairperson Lambert called the meeting to order at 7:02 pm.

TOWN YARD

Mr. Sydney did a photo update of the project from 9/8 - 9/19 showing the following: Building D - Demo ongoing, window demo, rooftop progress, second floor MEP in progress, new terra cotta roof, new exterior door, HVAC in progress, radiant heaters on site and roof insulation on site.. Building C – water room.

Mr Sydney then gave an update of the following progress: Building D roof demo has revealed more damage and deterioration and he explained how much was in bid, showed photos and suggested we probably will need to replace whole roof deck.

He stated that he was engaged in conversations with the Construction Manager about schedule and their estimated completion date. CM is estimating Building C to be finished October/ November 2023, Building B January/March 2024 and Building D March/April 2024. He stated they are now

looking at early spring for substantial completion of total project. Mr Sydney is not agreeing with any extensions but will continue dialogue. Committee discussed schedule delays and effects on project and budget.

Labor crews on site have improved.

Wash bay steel was installed yesterday

Metal building sub is working on punch list.

There have been two bids submitted for miscellaneous metals contractors to replace default contractor and when one more bid comes in the CM will award.

Mr Maher questioned the problems with floor drain in building C.

Mr Sydney stated that drain has been cut and capped

Mr Schlichtman questioned if there was an estimate for additional work to replace roof.

Mr Sydney stated he did not have estimate yet but we guess at mid figure amount. \$50K ?

Mr Sydney presented the following change order for approval:

- CR179 - Building E added insulation at spandrel glass - \$2178.76
- CR191 - Salt shed delete weathervane - (\$3091.84) credit
- OCO #20 - Includes CR045, CR153, CR155, CR156, CR157, CR188, CR194, CR195, CCR046, CCR087, CCR100, CCR101, CCR108, CCR109, CCR110, CCR112 and CCR117 - \$99,085.19

A motion to approve change orders was made by Mr. Maher and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented the following invoice:

- Commodore Builders - Requisition #28- August 2023- \$485,572.02
- Weston and Sampson - Invoice #9230535 – CA services August 2023 - \$31,595.00

Motion was made by Mr. Jefferson and seconded by Mr. Rademacher to approve 2 invoices totaling \$517,167.02 Motion passed unanimously on a roll call vote 8-0

Mr Sydney reviewed the Budget Allocation log and the budget and said the only changes were from tonight's invoices and OCO20 approved tonight. Contingency change log for the CM is (\$151,629) into their fee. The CR log has \$143,335 remaining.

CENTRAL SCHOOL

Mr Lambert read from a email between Mr Reedy and Mr Kirby. Discussion and questions regarding closeout of project and unresolved issues. Issues are as-built drawings not complete, noise in conference room HVAC and some painting. We are still holding back \$46K in retainage. Mr Feeney is planning an onsite meeting to hopefully resolve.

Motion was made by Mr Maher seconded by Mr Rademacher to approve the minutes of the September 5, 2023 meeting. Motion passed unanimously on a roll call vote 8-0

Whereupon a motion was made by Mr Maher seconded by Mr Jefferson to adjourn at 8:09 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY OCTOBER 3, 2023 and OCTOBER 24, 2023 - 7:00 pm

Respectfully Submitted,
Robert Jefferson